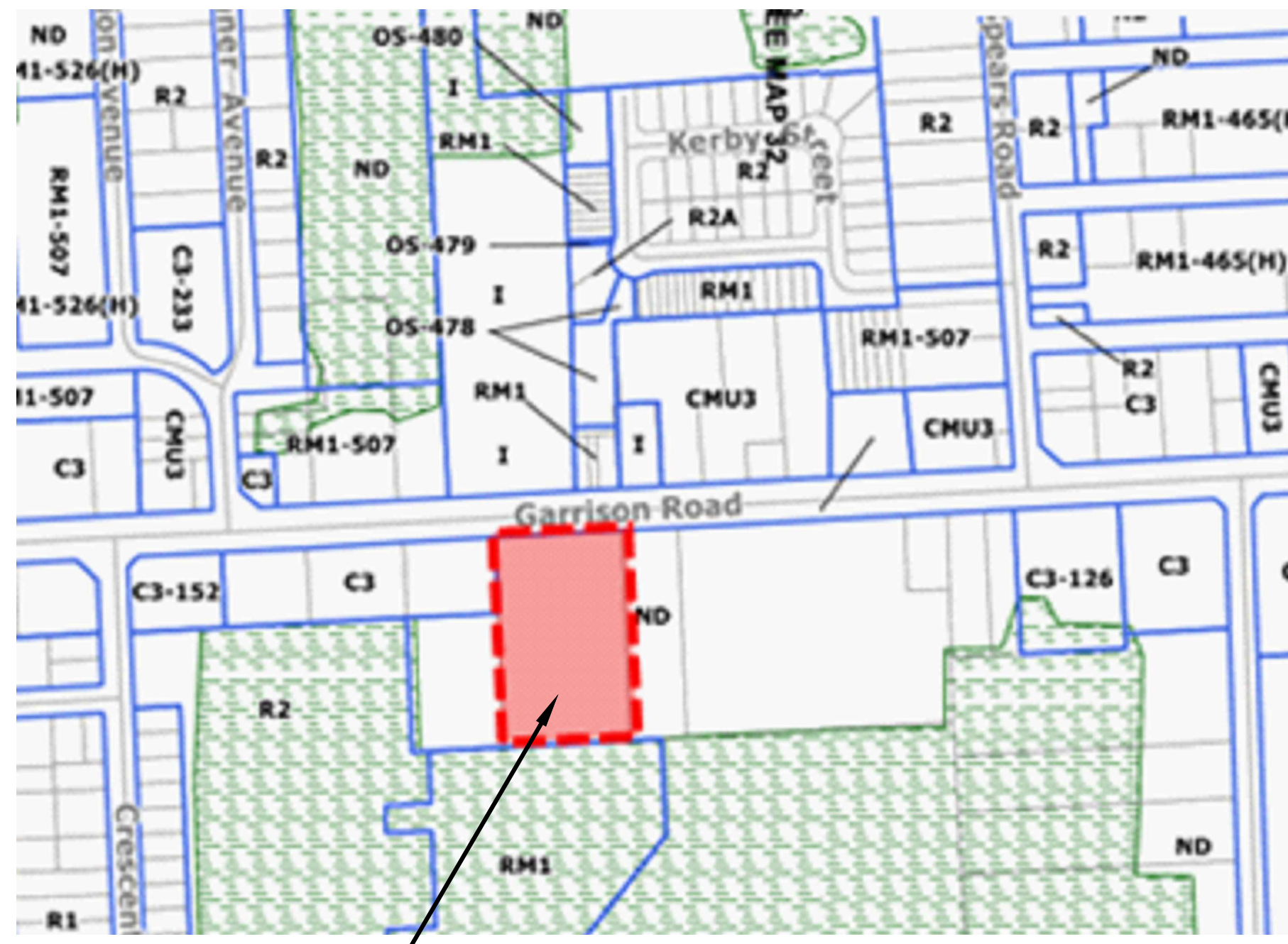


Garbage Bin Detail 1:10



Property Location 1:2000

Site-Specific Dual Zone Highway Commercial & RM2	Highway Commercial		RM2	
	Required	Proposed	Required	Proposed
Site Area	13,987.02 m <sup>2</sup>			
Minimum Lot Frontage	15m	91.745 m	30m	91.745 m
Minimum Lot Depth	Not Provided	152.4 m	Not Provided	97.73 m
Minimum Interior Side Yard	0.2.5m abuts residential zone	N/A	One-half of the building height or 4m, whichever is greater	7.5 m on the western side & 17.48 m on the eastern side
Minimum Exterior Side Yard	Not Provided	N/A	One-half of the building height or 6m, whichever is greater	N/A
Minimum Rear Yard	10.5m	10.5m	One-half of the building height or 7.5m, whichever is greater	10.5m
Maximum Building Height	2.5 Storeys or 12m	3.5 Storeys for Commercial residential Bldg, 11.10m 4 Storeys for Residential Bldg, 14.7m	0 Storeys or 26 m whichever is greater	4 Storeys for Residential Bldg, 14.7m
Required Parking	1.5 Parking Space per dwelling unit (Apartment) = 15 units * 1.5 = 23 spaces 1 parking space/4 seats of Coffee Shop = 96 seats/4 = 24 spaces Total Req. Parking Space = 47 spaces Bikes 25% of total required car parking spaces Residential = 15 * 25% = 3.75 = 4 Bike racks Commercial = 42 * 25% = 10.5 = 11 Bike racks	Residential Dwelling (including visitors) 15 space Commercial = 43 spaces = 58 spaces Total Parking spaces = 58 spaces Commercial Building = 6 Bike racks residential = 15 Commercial	1.5 Parking Space per dwelling unit = 86 units * 1.5 = 129 Spaces Bikes 25% of total required car parking spaces Residential = 129 * 25% = 32.25 = 33 Bike racks	Residential Dwelling (including visitors) 21 Covered parking spots 111 Outdoor parking spots 132 Total Parking spaces 3 Extra Parking Space Residential Building = 39 Bike racks (21 indoor + 18 Outdoor)
Accessible Parking	For each 100 spaces: 2% Type A = 1.34 spaces 1% Type B = 0.67 spaces	For each 100 spaces: 2% Type A = 1.96 * 2% = 3.92 spaces = 4 spaces 1% Type B = 1.96 * 1% = 1.96 spaces = 2 spaces	Total Mixed-use and Residential Buildings: 4 accessible Type A & 2 accessible Type B	
Minimum Floor Area per Dwelling Unit	Bachelor unit = 40m <sup>2</sup> 1 Bedroom unit = 50m <sup>2</sup> 2 Bedroom unit = 60m <sup>2</sup> 3 Bedroom unit = 70m <sup>2</sup>		Bachelor unit = 40m <sup>2</sup> 1 Bedroom unit = 50m <sup>2</sup> 2 Bedroom unit = 60m <sup>2</sup> Unit comprising three or more bedrooms: 70m <sup>2</sup> plus 7m <sup>2</sup> for each bedroom in excess of three.	Residential Bldg - Ave. area is 64m <sup>2</sup> (including 17 Barrier Free Units) 29 2BR Units - Ave. area is 70m <sup>2</sup>
Loading Spaces	Commercial - over 920m <sup>2</sup> = 1 loading space	One commercial loading space + One residential loading space	Commercial - over 920m <sup>2</sup> = 1 loading space	One residential loading space
Residential Open Space	18.5m <sup>2</sup> open area on site for exclusive use of each dwelling unit, or 10.5m <sup>2</sup> open air balcony directly adjoining the residential unit	Private Balconies and Terraces are provided in different areas	For every lot on which the buildings or structures are situated, shall be provided and maintained on the lot at least 25% of the lot area as a landscaped area viewed for access or maneuvering spaces or parking spaces or any other purpose other than landscaped area and playground.	
Lot Maximum Coverage	60%	Commercial Bldg = 1,018.63m <sup>2</sup> = 7.28% Sidewalks Area = 343.28m <sup>2</sup> (2.45%) Parking & Asphalt Area = 5,123.38m <sup>2</sup> (36.63%) (Total site)	40%	Residential Bldg = 2,249.38m <sup>2</sup> Total Bldg Coverage = 16.08% Sidewalks Area = 320.14m <sup>2</sup> (2.23%) Parking & Asphalt Area = 5,123.38m <sup>2</sup> (36.63%) (for total site)
Landscape Open Space (Total Site)	Landscaping area = 4,953.41m <sup>2</sup> (35.41%) including playgrounds			

- NOTES:
- All asphalt areas to be defined with 15cm high poured concrete curbing.
  - The development proposal will result in the demolition of three old buildings. Therefore, a demolition Control approval will be investigated prior to the issuance of a Demolition Permit.
  - All existing and new exterior lighting fixtures will be downward lighting and will not spill onto adjacent properties nor provide any glare.
  - Extra snow will be removed from snow storage areas.
  - Grass areas.
  - Sidewalks areas.
  - Asphalt areas.
  - Fire route

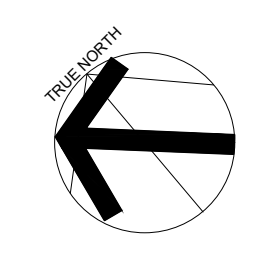
PROJECT ARCHITECTS:  
**ARCHISYSTEM INC.**  
REGISTERED CONSULTING ARCHITECTS  
CERTIFICATE OF PRACTICE # 5465

80 Eastern Avenue Unit A-9, Brampton, ON Canada L6W 0B6  
Tel: 905-858-2565 647-295-2565 Fax: 905-469-4849  
www.thearchisystem.com  
e-mail: archisystem@gmail.com

NOTES:  
THE DRAWINGS SHALL NOT BE SCALED  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCING THE WORK. FAILURE TO DO SO SHALL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECTIFYING WITHOUT EXTRA COST ALL ERRORS AND OMISSIONS THAT ARE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION.  
ALL WORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE.

OWNER / CLIENT:  
**1107 Garrison Road General Partnership Inc.**

ISSUED FOR SITE PLAN APPROVAL APPLICATION	05.16.2021
ISSUED FOR SITE PLAN APPROVAL APPLICATION	11.27.2020
REVISIONS:	ISSUED:

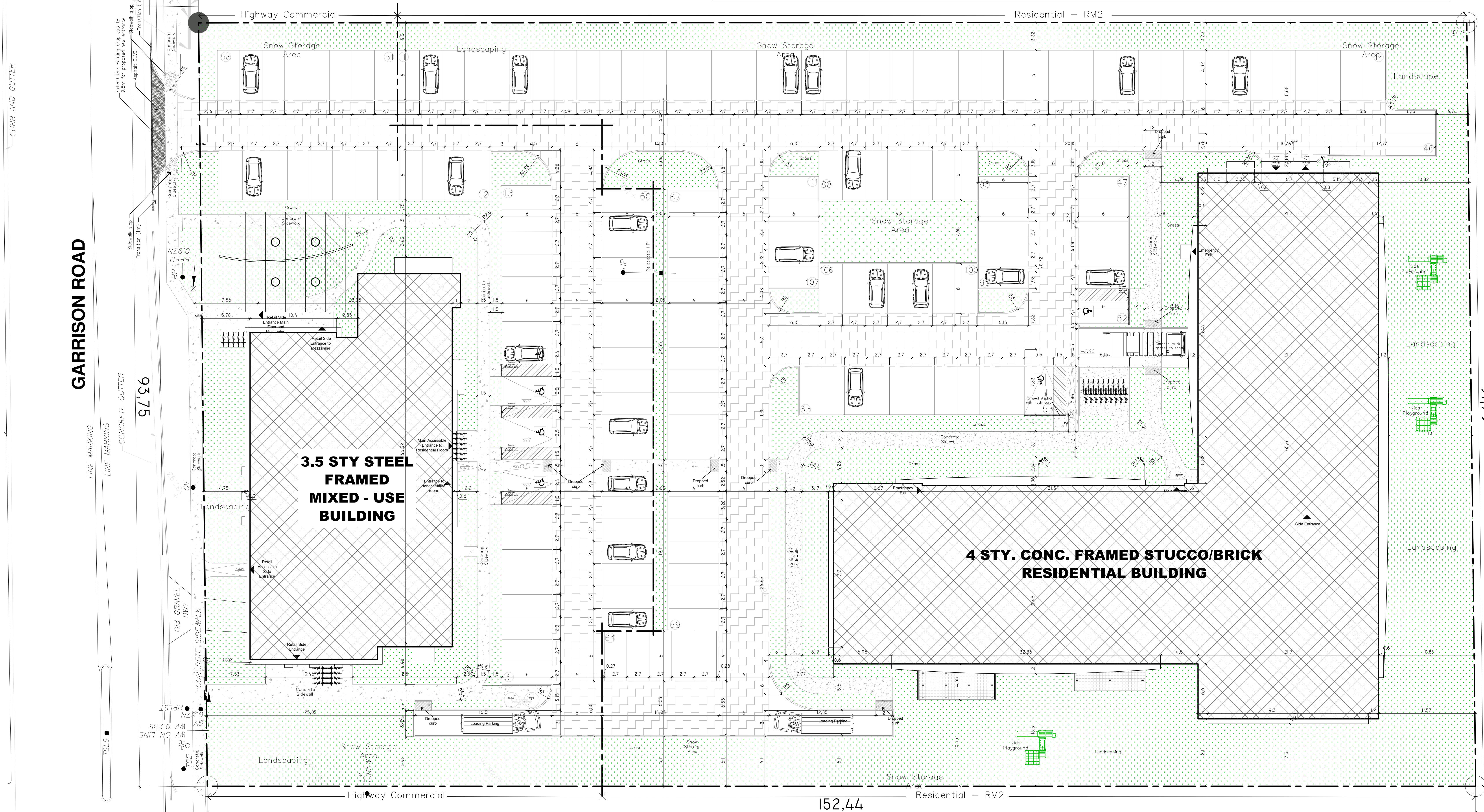


PROJECT:  
**Mixed-Use Condo Development**  
1107 Garrison Road,  
Fort Erie, ON, L2A 1N8

DRAWING TITLE:  
**SITE PLAN APPLICATION**  
FILE NO: SPA-2020-000

SHEET TITLE:  
**SITE PLAN**

JOB #:  
SCALE: AS NOTED  
SHEET NO: **A1.0**



1 PROPOSED SITE PLAN - Master Plan  
SCALE= 1:300